IN RE: PETITION FOR ADMIN. VARIANCE SE/S Picasso Court, 150' +/- NE centerline of Birch Hollow Road 3rd Election District 2nd Councilmanic District (3 Picasso Court) Jane E. & Stanley E. Krosin *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-383-A

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Jane and Stanley Krosin. The variance request is for property located at 3 Picasso Court in the Pikesville area of Baltimore County. The variance request is from Sections 1B02.3.B and 103.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single family dwelling with addition to have a side yard setback of 8 ft. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts

3/19/03 R. Jameson

that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of March, 2003, that a variance from Sections 1B02.3.B and 103.1 of the B.C.Z.R., to permit an existing single family dwelling with addition to have a side yard setback of 8 ft. in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

3/19/03
D. Jameson

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 19, 2003

Mr. & Mrs. Stanley E. Krosin
3 Picasso Court
Baltimore, Maryland 21208-1855

Re: Petition for Administrative Variance
Case No. 03-383-A
Property: 3 Picasso Court

Dear Mr. & Mrs. Krosin:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3 Picasso Court Baltimore MD 21208-1855

which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and *made a part hereof, hereby petition for a Variance from Section(s)* 1 BOZ. 3. B, 103.1 BCZR

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A SIDEYARD SETBACK OF 8' LIEU OF THE REQUIRED 15'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of *perjury, that I/we are the legal owner(s) of the property which* is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No

City — State — Zip Code

Legal Owner(s):

Stanley E. Krosin
Name - Type or Print

X
Signature

Jane E. Krosin
Name - Type or Print

X Jane E Krosin
Signature

3 Picasso Court
Address — Telephone No.

Baltimore MD 21208-1855
City — State — Zip Code

Representative to be Contacted:

David C. Van Stone
Name

3105 Argent Path 443 286 8659
Address — Telephone No

Ellicott City MD 21042
City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

3/19/03 Posted

CASE NO. 03-383-A

Reviewed By CTM **Date** 2/20/03

REV 10/25/01

Estimated Posting Date 3/2/03

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3 Picasso Court
Address
Baltimore MD 21208-1855
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Garage:

- Enclosed structure would mitigate difficulties associated with deteriorating health of occupant.
- Enclosed structure would provide safety and security for occupants returning home after dark.
- Enclosed structure would protect belongings and cars from elements and theft.
- Enclosed structure would beautify and improve the aesthetic appearance of the front elevation of the house.

Studio:

- Structure would provide space to produce artwork with natural light.
- Structure would permit dedicated art environment without disturbing living space.
- Structure would allow comfortable area separate from living space to enjoy art work.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X [signature]
Signature
Stanley E. Krosin
Name - Type or Print

X Jane E. Krosin
Signature
Jane E. Krosin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of January 2003 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Jane E. Krosin & Stanley E. Krosin the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Yvonne Hickey
Notary Public
My Commission Expires 3/1/2005

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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Address

Baltimore MD 21208-1855
City State Zip Code

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- Enclosed structure would beautify and improve aesthetic appearance of the front elevation of the house.

Studio:

- Structure would provide space to produce artwork with natural light.
- Structure would permit dedicated art environment without disturbing living space.
- Structure would allow comfortable area separate from living space to enjoy artwork.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X [signature]
Signature

Stanley E. Krosin
Name - Type or Print

X Jane E Krosin
Signature

Jane E. Krosin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of January 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Jane E Krosin + Stanley E Krosin the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[signature]
Notary Public

My Commission Expires 3/1/2005

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3 Picasso Court Baltimore MD 21208-1855

which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B, 103.1 BCZR

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A SIDEYARD SETBACK OF 8' IN LIEU OF THE REQUIRED 15'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No

City State Zip Code

Legal Owner(s):

Stanley E. Krosin
Name - Type or Print

x Signature

Jane E. Krosin
Name - Type or Print

x Jane E. Krosin
Signature

3 Picasso Court
Address Telephone No

Baltimore MD 21208-1855
City State Zip Code

Representative to be Contacted:

David C. Van Stone
Name

3105 Argent Path 443 286 8659
Address Telephone No

Ellicott City MD 21042
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 03-383-A

Reviewed By LTM **Date** 2/20/03

Estimated Posting Date 3/2/03

REV 10/25/01

ZONING DESCRIPTION FOR
3 PICASSO COURT

BEGINNING AT A POINT ON THE SOUTH EAST SIDE OF PICASSO CT. WHICH IS 50' WIDE AT A DISTANCE OF 150' ± NORTH EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET BIRCH HOLLOW RD WHICH IS 50' WIDE. BEING LOT # 12 SECTION 4 IN THE SUBDIVISION OF STEVENSON AT ANTON FARM AS RECORDED IN BALTIMORE COUNTY PLAT BOOK 32 FOLIO 14 CONTAINING 28,220 □' . ALSO KNOWN AS 3 PICASSO CT. AND LOCATED IN THE 3RD ELECTION DISTRICT, 2ND COUNCILMANIC DISTRICT.

#383

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #03-389-A
15 Cedarmere Road
S/side of Cedarmere Road
200 feet east centerline of Ashmere Road
4th Election District
4th Councilmanic District
Legal Owner(s): John Kuhlman

Administrative Variance: to permit a 18 foot front yard setback in lieu of 25 foot and 3 foot side yard setback in lieu of 7 feet.

Hearing: Wednesday, April 23, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 4/651 April 8 C596828

CERTIFICATE OF PUBLICATION

4/10/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/8/, 2003.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

IME
10:35
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ON

CERTIFICATE OF POSTING

RE: Case No.: 03-383-A

Petitioner/Developer: Stanley + Jane Krosin

Date of Hearing/Closing: 3-17-03

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3 Picasso Ct. Pikesville, MD 21208

March 3, 2003
(Month, Day, Year)

Sincerely,

Stacy Gardner 3-3-03
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
(Address)
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03-383 -A Address 3 PICASSO COURT

Contact Person LLOYD MOXLEY Phone Number: 410-887-3391
Planner: Please Print Your Name

Filing Date: 2/20/03 Posting Date: 3/2/03 Closing Date: 3/17/03

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1 POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs The zoning notice sign must be visible on the property on or before the posting date noted above It should remain there through the closing date

2 DEADLINE: The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3 ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4 POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner) notification will be forwarded to you The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office

POSTING INFO RECEIVED BY HAND

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03-383 -A Address 3 PICASSO CT.

Petitioner's Name STANLEY & JANE KROSIN Telephone 410 484 4218

Posting Date: 3/2/03 Closing Date: 3/17/03

Wording for Sign: *To Permit* AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A SIDEYARD SETBACK OF 8' IN LIEU OF THE REQUIRED 15'.

WCR - Revised 5/28/00

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 17, 2003

Stanley E. and Jane E. Krosin
3 Picasso Court
Baltimore, MD 21208-1855

Dear Mr. and Mrs. Krosin:

RE: Case Number: 03-383-A, 3 Picasso Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 20, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
David C. Van Stone, 3105 Argent Path, Ellicott City, MD 21042

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March ~~11~~ 4, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 3, 2003

Item No.: 359, 369, 370, 374-380, 382, 383 386

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

State Highway Administration
Driven to Excel
MARYLAND DEPARTMENT OF TRANSPORTATION
Robert L. Ehrlich, Jr., *Governor* · Michael S. Steele, *Lt. Governor* · Trent M. Kittleman, *Acting Secretary*

Date: 3.4.03

Mr George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 383 LTM

Dear. Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

June 28, 2004

David C. Van Stone
3105 Argent Path
Ellicott City, MD 21042

Dear Mr. Van Stone

RE: 3 Picasso Ct.
Spirit and Intent Case No. 03-383-A
3rd Election District

Your letter, dated June 16, 2004, has been referred to me for reply. After careful review of the materials included with the letter and the zoning records for this property the following has been determined.

Provided the addition will not be situated less than 8 feet from the side property line and meets the required 40' front setback the proposal is considered to be within the "Spirit and Intent" of the Zoning Order granted in the above referenced case. In order to facilitate zoning approval of the building permit application a copy of this letter must be presented at time of zoning review.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Lloyd T. Moxley
Planner II
Zoning Review

LTM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 10, 2003

RECEIVED

MAR 11 2003

ZONING COMMISSIONER

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-383 – Administrative variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL:MAC

W:\DEVREV\ZAC\nocomment.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: March 14, 2003

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For March 10, 2003
Item Nos. 359, 369 REVISED,
370 REVISED, 372, 373, 374,
375, 376, 377, 378, 379, 380,
381, 382, 383, and 386

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

To: LTM
S+I
6/21/04

D.C. Van Stone Consulting
3105 Argent Path
Ellicott City, MD 21042
June 16, 2004

Mr. Timothy Kotroco
Director of Permits and Development Management
111West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Kotroco:

RE: Case Number: 03-383-A, 3 Picasso Court

Regarding the above referenced petition, the home owners, Stanley E. and Jane E. Krosin, have decided to revise certain provisions of the original proposal that was previously submitted and approved for variance.

The primary issue of the original petition that was approved concerned a request to waive the required building-to-property line setback. The original petition proposed to enclose an existing carport that already encroaches on the stated setback requirement at a distance of eight feet from the property line, and to build an addition to the area directly behind the proposed garage that would also be situated at eight feet from the property line.

The revision that the homeowners want make includes a proposed extension to the front of the proposed enclosed garage. It would also be situated at eight feet from the property line but would not encroach on the street-to-building setback requirement. An additional proposal is to rebuild, on the original footprint, an existing room that does not encroach on any setback requirements.

A redline revision of the original plat submitted is attached that specifies the proposed changes. The home owners request approval of these changes on the basis that the revisions do not violate the spirit of the original request for variance.

Enclosed is a check in the amount of $10.00 to cover the fee for review of this amended petition. If you require additional information, please contact me at 443-286-8659. Please send correspondence to me at the address in the heading with copy to the home owners at their home address. Your attention to this matter is appreciated.

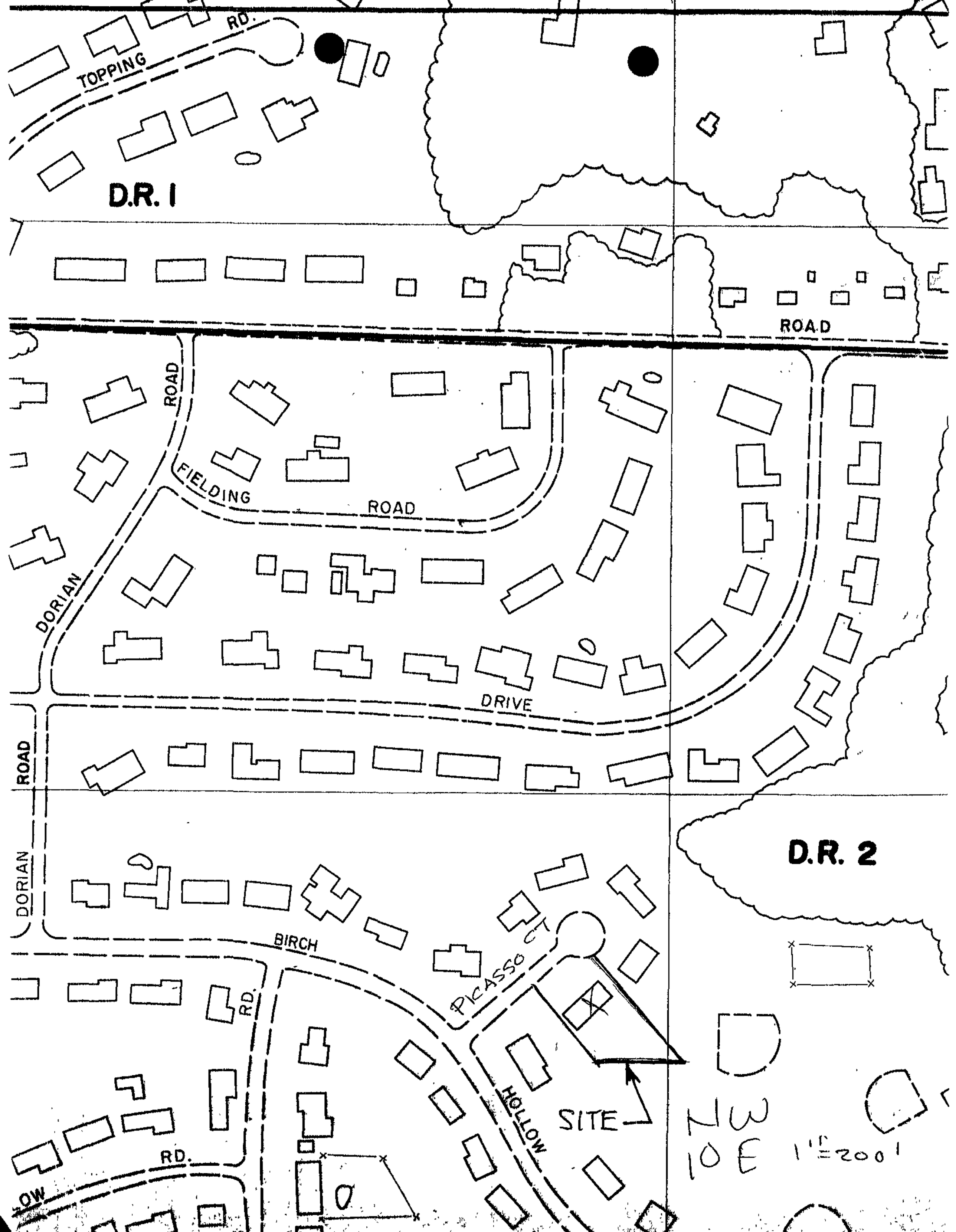
Very truly yours,

David C. Van Stone

David C. Van Stone
People's Counsel

c: Stanley E. and Jane E. Krosin
3 Picasso Court, Baltimore, MD 21208

RECEIVED
JUN 17 2004
04-1654
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT


TOPPING RD.
D.R. 1
ROAD
ROAD
FIELDING ROAD
DORIAN
DRIVE
ROAD
DORIAN
D.R. 2
BIRCH
PICASSO CT.
RD.
HOLLOW
SITE
RD.
OW
NW
10 E
1" = 200'

View from Seidler property at 3408 Birch Hollow Rd on Lot 13. Photo is taken from vantage of patio at rear of Seidler residence facing side elevation of Krosin residence at 3 Picasso Ct on Lot 12. Structure shown is side view of carport proposed to be enclosed as garage. Proposed studio to be built behind garage where large evergreen tree is located.

View of side elevation of proposed studio at Krosin residence at 3 Picasso Ct on Lot 12. Highlighted post indicates exterior corner of proposed studio adjacent to property line between lots 12 and 13.

View of rear of Krosin residence at Picasso Ct on Lot 12 looking directly at rear of carport (behind evergreen tree) Highlighted posts indicate corners of proposed studio.

PICASSO

View from Northwest corner of ~~Pics~~ intersection of Picasso Ct. and Birch Hollow Rd.

Krosin property at 3 Picasso Ct is on left.

Seidler property at 3408 Birch Hollow Rd. is on right.

PICASSO

View from Northwest corner of intersection of Picasso Ct and Birch Hollow Rd. showing Seidler property at 3408 Birch Hollow Rd. on Lot 13.

View from Picasso Ct. showing full front elevation of Krosin property at 3 Picasso Ct. on Lot 12. Open car port at right is proposed to be converted to enclosed garage. Proposed studio would be erected directly behind garage.

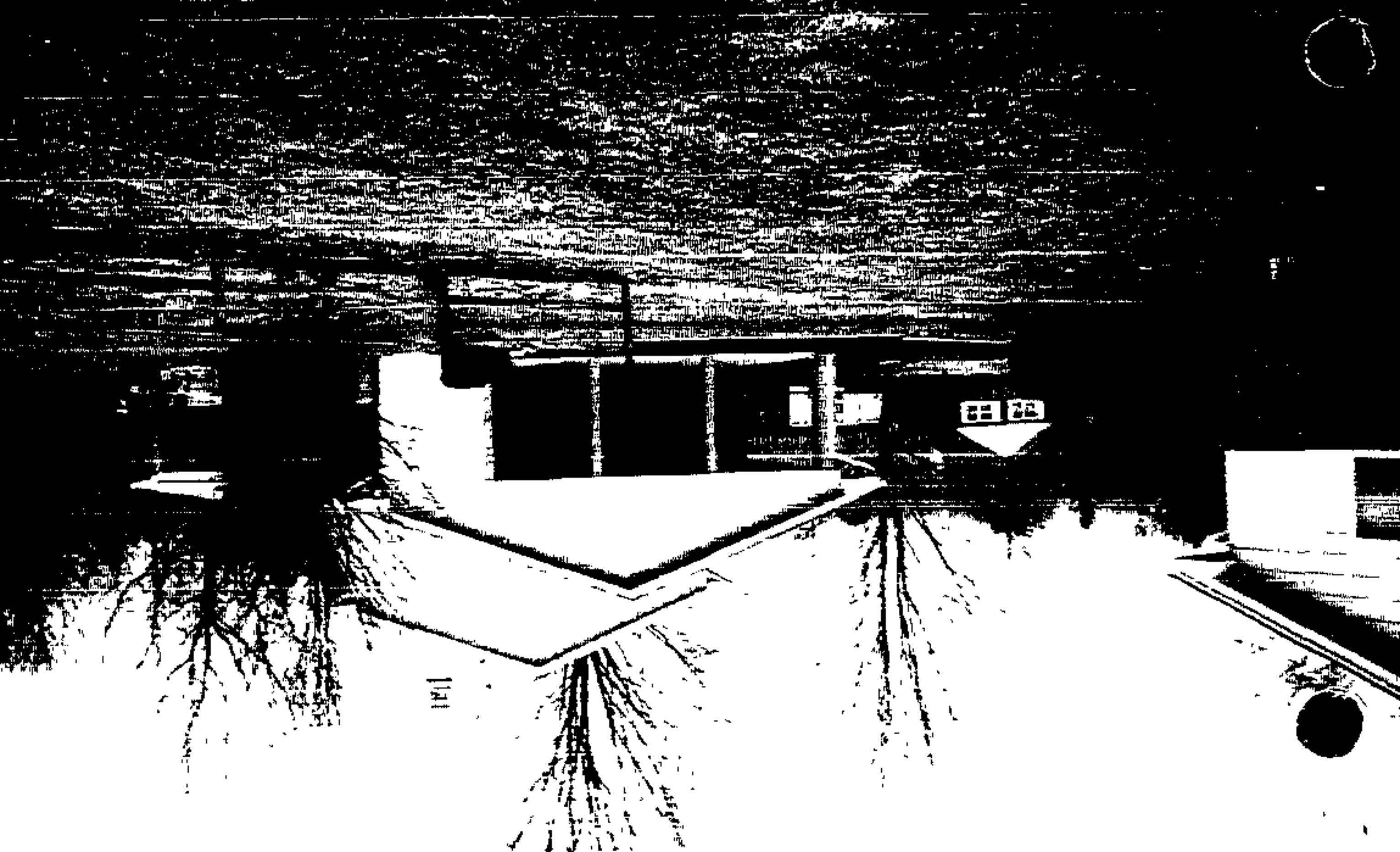
View from Picasso Ct. along property line between Lots 12 and 13. Lot 12 is subject Krosin property at 3 Picasso Ct. showing open car port proposed to be enclosed as garage.

View from Picasso Ct. showing at right Krosin residence at 3 Picasso Ct on Lot 12 and Silverman residence at 5 Picasso Ct. on Lot 11 at center.

View from rear of proposed studio at Krosin residence at 3 Picasso Ct on Lot 12 looking toward rear of Seidler residence at 3408 Birch Hollow Rd. on Lot 13

View from rear of proposed studio at Krosin residence at 3 Picasso Ct on Lot 12 looking at rear of Goldwasser residence at 3406 Birch Hollow Rd. on Lot 14.

View from rear of Krosin residence at 3 Picasso Ct on Lot 12 looking toward Fort Garrison Elementary School.



View from rear of Rivosin property at 3 Picasso Ct looking toward Silverman residence at 5 Picasso Ct. on Lot 11.

View from rear of Goldwasser residence at 3406 Birch Hollow Rd on Lot 14. Photo is taken from patio at rear of Goldwasser residence, looking toward Krosin residence at 3 Picasso Ct. on Lot 12

View of rear of Krosin residence at 3 Picasso Ct on Lot 12. Highlighted post indicates interior corner of proposed studio

View from rear of Krosin property at 3 Picasso Court on Lot 12. View shows rear elevation of existing dwelling. Open car port proposed to be converted to enclosed garage is at left. Proposed studio would be erected behind proposed garage where large evergreen tree is currently standing.

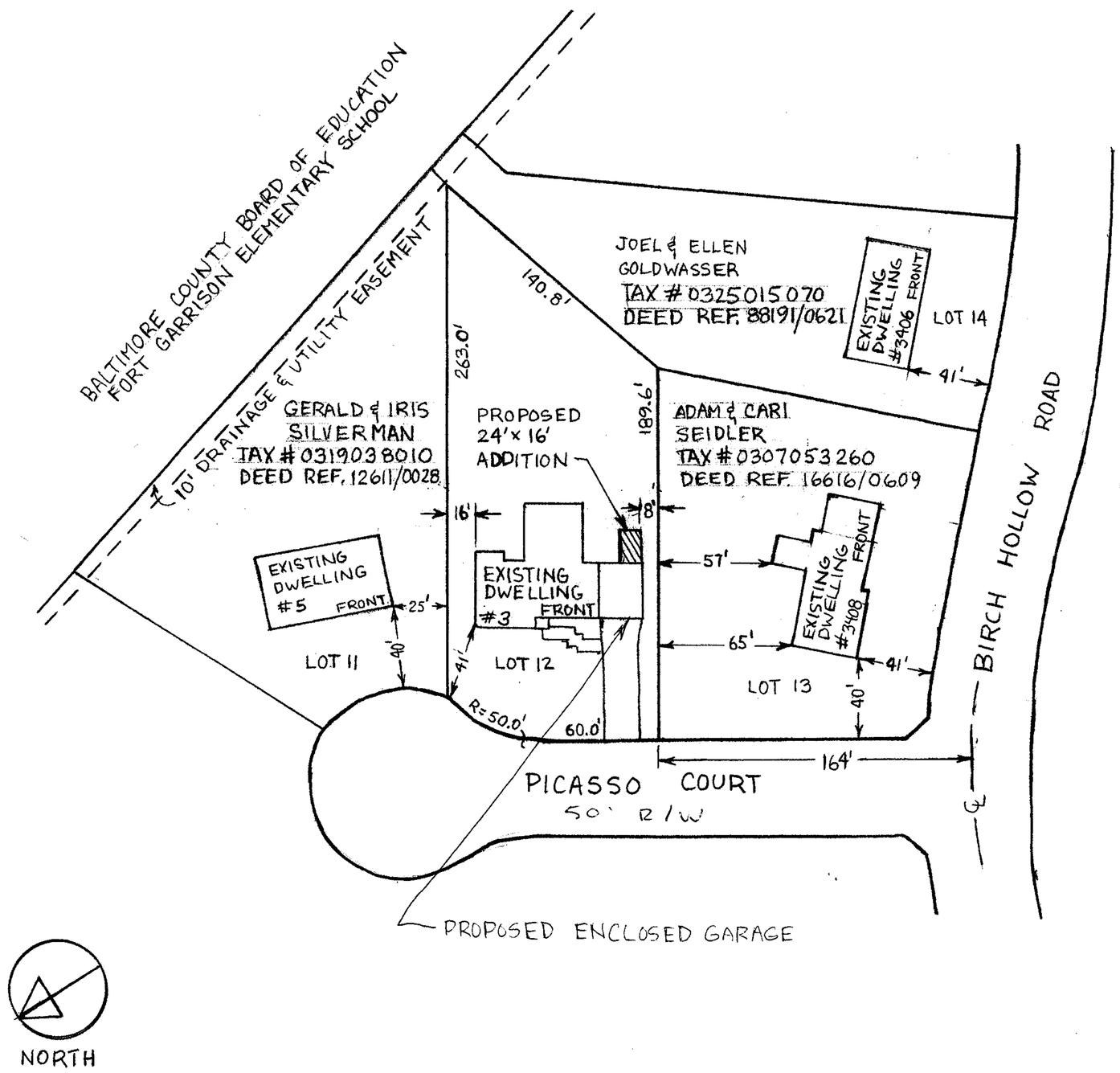
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

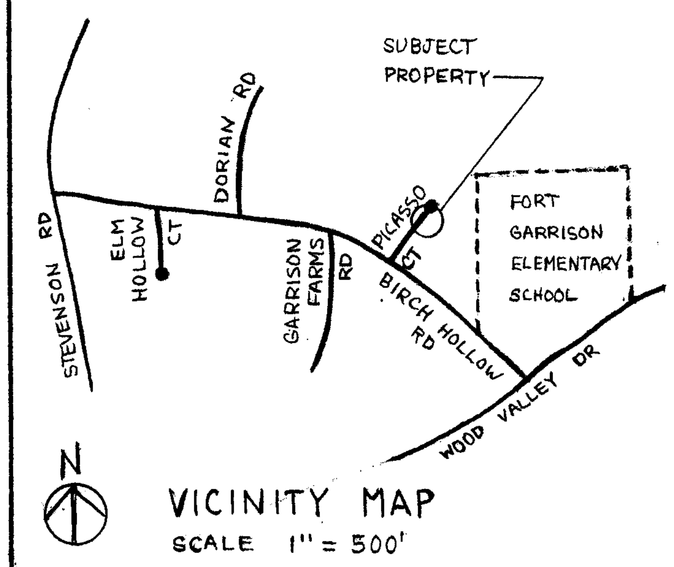
PROPERTY ADDRESS: 3 PICASSO COURT

SUBDIVISION NAME: STEVENSON AT ANTON FARMS

PLAT BOOK # 32 FOLIO # 14 LOT # 12 SECTION # 4

OWNER: STANLEY & JANE KROSIN





VICINITY MAP
SCALE 1" = 500'

LOCATION INFORMATION

ELECTION DISTRICT 03

COUNCIL MANIC DISTRICT 02

1" = 200' SCALE MAP# NW 10 E

ZONING DR 2

LOT SIZE

	ACREAGE	SQUARE FEET
	0.65	28,226

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY BUILDING	☐	☒

PRIOR ZONING HEARING: NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
LTM	383	

RA SPOONER GENERAL CONTRACTOR INC
7839 DEBOY AVENUE BALTIMORE MD 21222

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY DCVS
DATE: 12-20-02		REVISED

JOB # 020038 — DRAWING NUMBER 01

Pet. Ex. #1

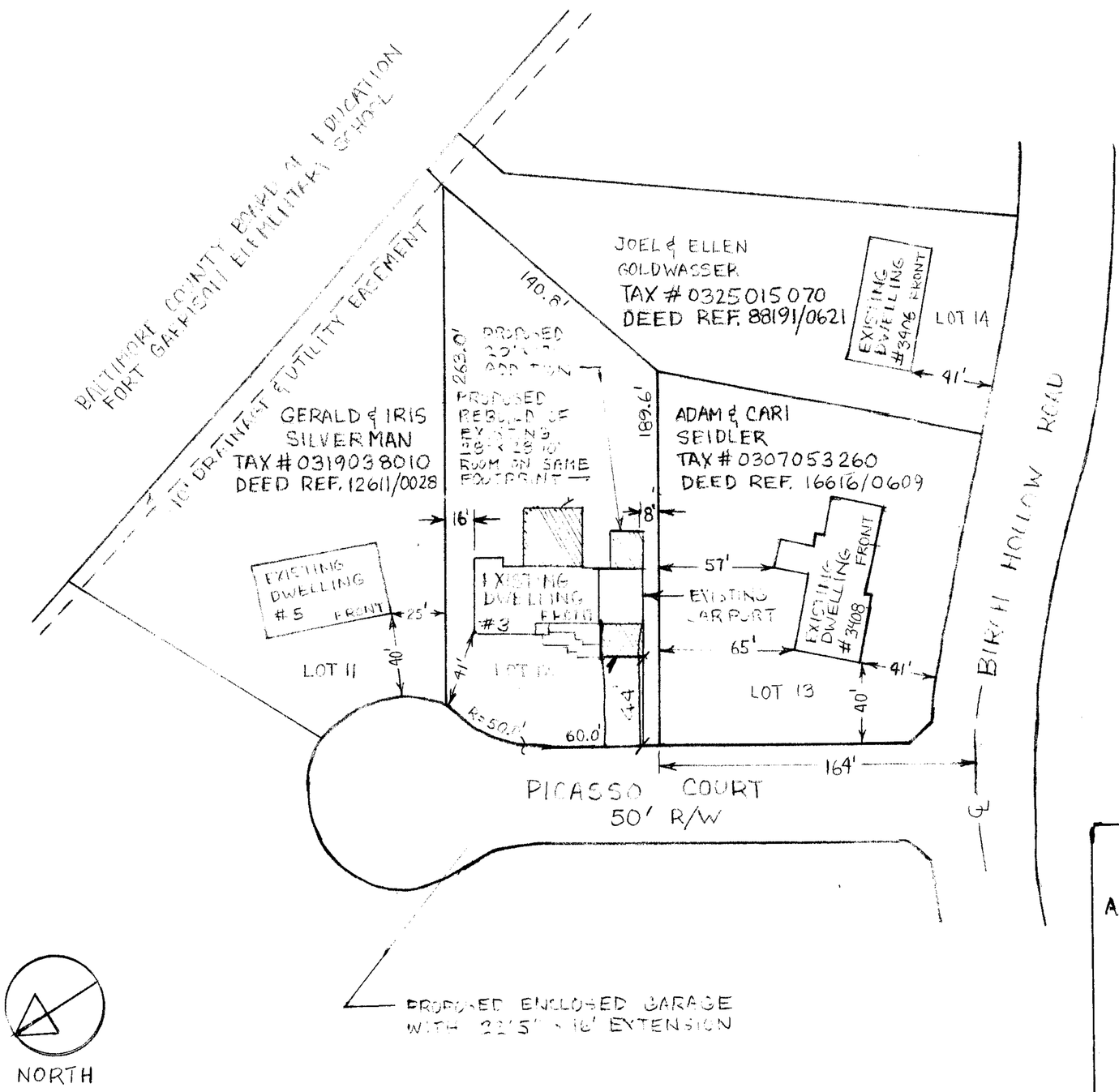
PLAT TO ACCOMPANY PETITION FOR ZONING [X] VARIANCE [ ] SPECIAL HEARING

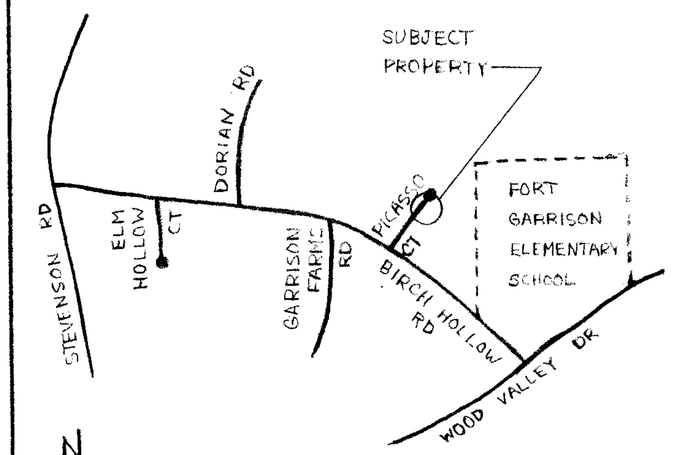
PROPERTY ADDRESS: 3 PICASSO COURT

SUBDIVISION NAME: STEVENSON AT ANTON FARMS

PLAT BOOK # 32 FOLIO # 149 LOT # 12 SECTION # 4

OWNER: STANLEY & JANE KROSIN





VICINITY MAP
SCALE 1" = 500'

LOCATION INFORMATION

ELECTION DISTRICT 03

COUNCILMANIC DISTRICT 02

1" = 200' SCALE MAP# NW 10 E

ZONING DR 2

LOT SIZE

	ACREAGE	SQUARE FEET
	0.65	28,226
	PUBLIC	PRIVATE
SEWER	[X]	[ ]
WATER	[X]	[ ]

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	[X]
100 YEAR FLOOD PLAIN	[ ]	[X]
HISTORIC PROPERTY BUILDING	[ ]	[X]

PRIOR ZONING HEARING: NONE

REVISIONS

A- PROPOSED 20' x 7' ADDITION WAS PROPOSED 24' x 8' ADDITION
ADDED PROPOSED 22'5" x 6' EXTENSION TO PROPOSED ENCLOSED GARAGE
ADDED PROPOSED REBUILD OF EXISTING 28' x 28' 10" ROOM ON SAME FOOTPRINT

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM#	CASE #
	383	03-383-A

RA SPOONER GENERAL CONTRACTOR INC
7839 DEBOY AVENUE BALTIMORE MD 21222

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY DCVS
DATE: 12-20-02		REVISED 06-14-04
JOB #020038		DRAWING NUMBER 01 REV A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 22309

DATE 2/20/03 ACCOUNT R001 006 6150

AMOUNT $ 65.00

RECEIVED FROM: DAVID VAN STONE

FOR: VARIANCE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
2/21/2003	2/20/2003	14:40:35

REG W506 WALKIN KWCM KXH DRAWER 4
>>RECEIPT # 135306 2/21/2003 OFLN
Dep: 5 528 ZONING VERIFICATION
CR NO. 022309
Recpt Tot $65.00
65.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

IN RE: PETITION FOR ADMIN. VARIANCE SE/S Ivy Mill Road, 1500' S centerline of Green Hill Farm Road 4th Election District 4th Councilmanic District (12509 Ivy Mill Road) John H. Bare, Trustee *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-384-A

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by John H. Bare, Trustee, the legal owner of the subject property. The variance request is for property located at 12509 Ivy Mill Road in the Reisterstown area of Baltimore County. The Petitioner herein seeks a variance from Sections 400.1, 400.3 and 101 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (barn) to be located in the front/side yard and with a height of 20 ft. in lieu of the required rear yard and maximum allowed 15 ft. height respectively and to allow this accessory structure to be larger than the dwelling. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

Date 4/3/03
By L. Jameson